

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

8 ALFRED STREET SOMERVILLE VIC 3912

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$720,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$821,000

Property type

House

Suburb

Somerville

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

57 CABERNET DRIVE SOMERVILLE VIC 3912	\$800,000	09-Dec-24
312 JONES ROAD SOMERVILLE VIC 3912	\$790,000	11-Feb-25

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 29 April 2025



**57 CABERNET DRIVE SOMERVILLE VIC 3912** Sold Price **\$800,000** Sold Date **09-Dec-24**

 3
  2
  2

Distance **1.65km**



**312 JONES ROAD SOMERVILLE VIC 3912** Sold Price <sup>RS</sup> **\$790,000** Sold Date **11-Feb-25**

 3
  2
  1

Distance **0.88km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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